

vivly living



The Cypress

Plot 18

3 bedroom, open plan living

Whistle Bell Court
SKELMANTHORPE



KEY FEATURES

- Circa 1,082 sq ft of internal living space
- 3 bedrooms
- Open-plan living
- Oak doors
- French doors to rear patio
- Fitted wardrobes to principal bedroom
- Flooring to ground floor, carpets to stairs and upper floors included
- External EV charging point
- 10 year Premier Guarantee

Built from natural tumbled Yorkshire stone, this 3 bedroom, 3 storey family home provides approx 1,082 sq ft of living space, designed for today's modern way of life.

The entrance hall leads through to the light and airy living room. Accessed off the living room is the kitchen/diner which features a contemporary and stylish kitchen with French doors opening onto the rear terrace/garden. A generous downstairs WC is located off the kitchen/diner.

The first floor consists of two double bedrooms and the house bathroom. On the second floor you will find a large master bedroom with en-suite.

Outside there is a front and rear garden with parking for two vehicles.



Whistle Bell Court - *Site plan*

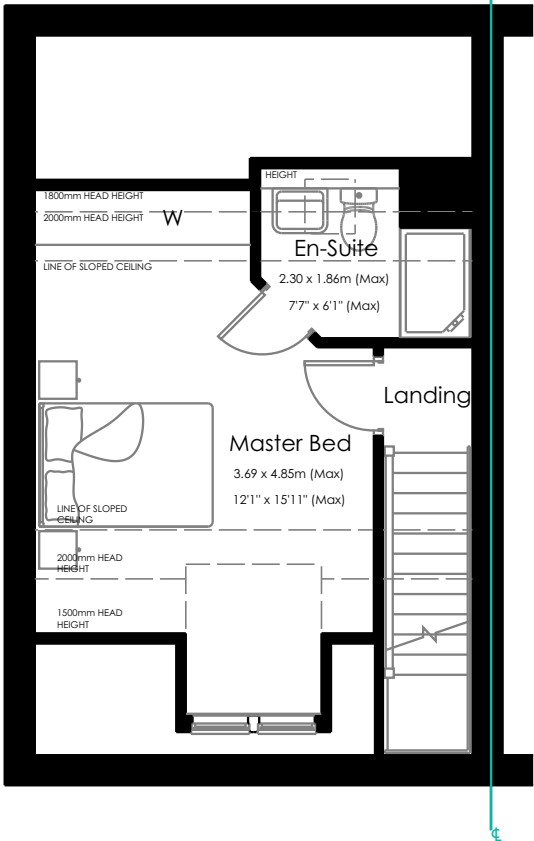
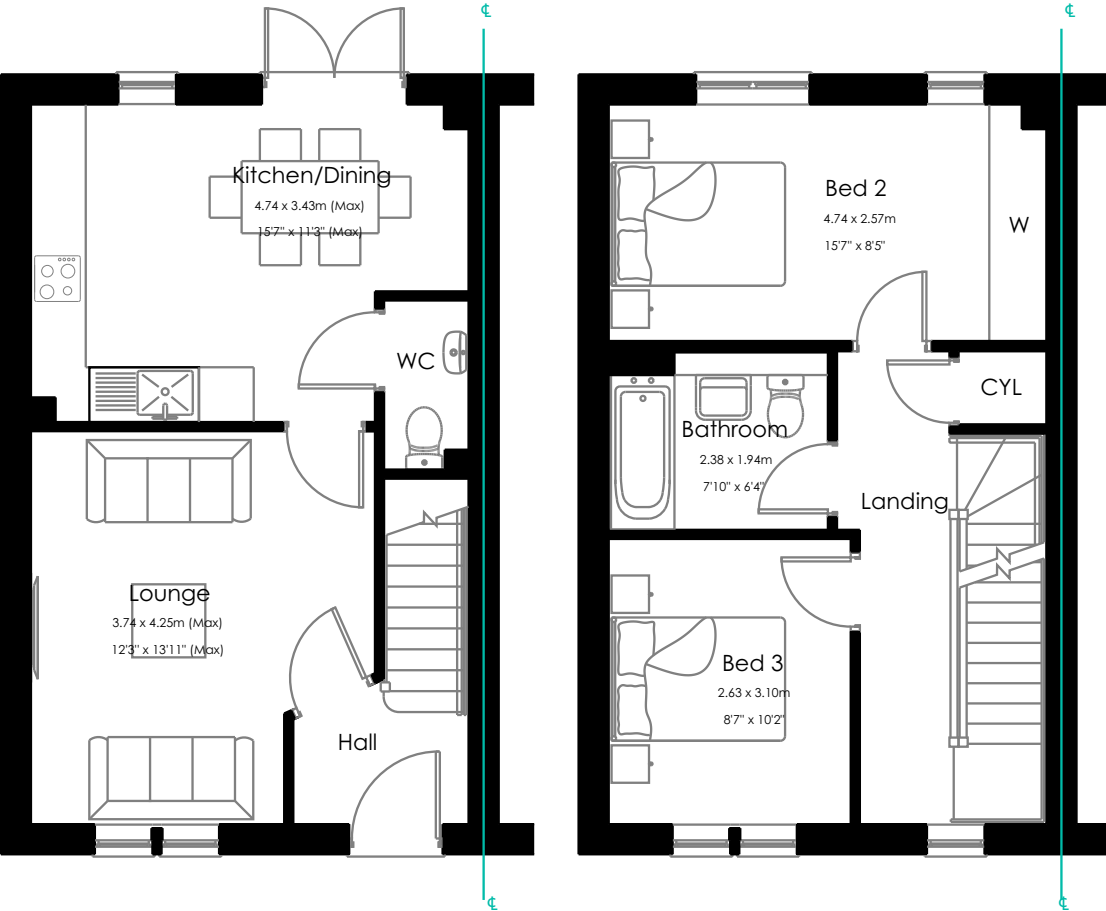
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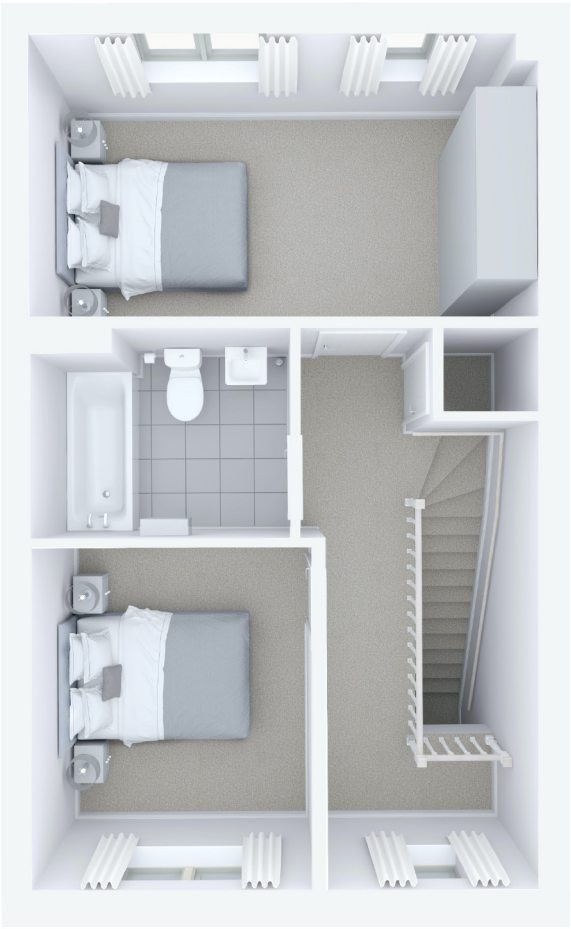
PLOT
18

Plot 18 - Floor plans & dimensions

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*All dimensions shown are approximate



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INTERIOR SPECIFICATION

- Internal doors - white solid door with YCP handle
- Painted white walls & woodwork
- MDF white painted skirting and architraves
- White painted softwood stair with oak handrail (newels, spindles, handrail)
- White electrical switches and sockets
- Lighting - white spot lights to kitchen & bathrooms
- Single rose light points in remaining rooms
- Wiring only for standard front door bell

BATHROOMS

- Bathroom - floor & wall tiling from Porcelenosa
- Full height wall tiling to the shower / bath area, half tiling to the sink / toilet wall. Other walls are painted.
- Luxury sanitary ware
- House bathroom - shower over bath and screen
- Ensuite - wall mounted shower and screen

EXTERNAL SPECIFICATION

- Built from natural stone
- Contemporary upvc windows finished externally in a colour (the colour may differ from house to house)
- Flagged terrace and paths in natural Indian stone flag
- Standard composite front door
- 16 Amp electric vehicle charging point
- Turf to gardens

KITCHEN

- Modern/shaker style kitchen
- Integrated Zanussi fridge/freezer, integrated Zanussi dishwasher, AEG integrated double oven, AEG electric hob, AEG cooker extractor
- Composite 1.5 sink / glass splashback to hob / under cabinet lighting
- Position for washer/ dryer

FLOOR COVERINGS

- Floor tiling to Bathroom and Ensuities included
- Flooring to ground floor, carpets to stairs and upper floors included



The Vivly Living way

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Our Customer Experience Team would be happy to discuss any additional ideas that you may have, to make your home truly tailored.

Information contained in this brochure is for guidance only and does not constitute a contract, part of a contract or a warranty.

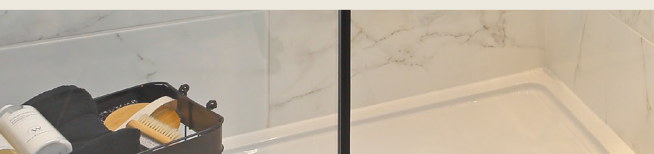
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UPGRADES

- Smart home heating system & door bell hardware
- Oak suffolk doors
- Brushed s/steel electrical switches & sockets
- Floor finishes
- Upgrade to solid surface worktops
- Appliance upgrade
- Washer / tumble dryer where design will allow
- Bathrooms - upgrade to full tiling
- Electrical upgrades
- Internal standard spec fitted wardrobes (Hammonds)
- Kitchen upgrades





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